

## MINUTES OF RDA SPECIAL MEETING – JULY 21, 2015

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL REGULAR SESSION ON TUESDAY, JULY 21, 2015, AT 7:03 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON LANG.

### THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Chair  
Ron Bigelow, Board Member  
Steve Buhler, Board Member  
Tom Huynh, Board Member  
Lars Nordfelt, Board Member  
Corey Rushton, Board Member  
Steve Vincent, Board Member

Wayne Pyle, Chief Executive Officer  
Sheri McKendrick, Secretary

### STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Jim Welch, Finance Director  
Layne Morris, CPD Director  
Lee Russo, Police Chief  
John Evans, Fire Chief  
Sam Johnson, Strategic Communications Director  
Nancy Day, Acting Parks and Recreation Director  
Jake Arslanian, Acting Public Works Director  
Steve Pastorik, CED Department  
Mark Nord, CED Department  
DeAnn Varney, Administration

1809

### **OPENING CEREMONY**

The Opening Ceremony was previously conducted by Lars Nordfelt who led the Pledge of Allegiance to the Flag.

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**RESOLUTION NO. 15-13, AUTHORIZE THE WEST VALLEY CITY REDEVELOPMENT AGENCY TO ENTER INTO AN AGREEMENT WITH GRANGER REAL ESTATE INVESTORS, LLC, FOR COMMERCIAL DEVELOPMENT IN THE CITY CENTER REDEVELOPMENT AREA**

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Chief Executive Director, Wayne Pyle, presented proposed Resolution No. 15-13 that would authorize the West Valley City Redevelopment Agency to enter into an agreement with Granger Real Estate Investors, LLC, for commercial development in the City Center Redevelopment Area.

He stated Granger Real Estate Investors had proposed a four-story medical clinic complex on 3.78 acres of RDA-owned property. The commercial project would cost roughly \$27 million to construct and include approximately 310 on-site parking stalls and have substantial amenities. In order for the project to immediately move forward, the RDA proposed to sell 3.78 acres to Granger Real Estate Investors for \$10 a square foot (approximately \$1,650,000), vacate and clear the 3.78 acre parcel for development, and stub certain utility connections to the property line. In return, Granger would: construct and maintain a four-story medical clinic; begin construction in the first quarter of 2017; be substantially complete by April of 2019; and incorporate Fairbourne Station branding into all marketing and sales materials. Execution of the ADL would allow a highly desired commercial use to move forward quickly.

Development of a medical-related commercial project had been envisioned for years in the subject area as planning for the City Center/Fairbourne Station progressed. This was especially true for Fairbourne Station as the area was being revitalized and needed a component of high-quality commercial development to help with this turnaround.

The City Manager introduced Dave Tanner and representatives of Granger Real Estate Investors who were in attendance.

Upon request of Councilmember Lang, a rendering of the proposed building was shown and the Chief Executive Officer, Wayne Pyle, discussed additional details of the project.

After discussion, Mr. Buhler moved to approve Resolution No. 15-13, a Resolution Authorizing the West Valley City Redevelopment Agency to enter into an Agreement with Granger Real Estate Investors, LLC, for Commercial Development in the City Center Redevelopment Area. Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Rushton	Yes

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Mr. Nordfelt	Yes
Chairperson Lang	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL REGULAR MEETING OF TUESDAY, JULY 21, 2015, WAS ADJOURNED AT 7:08 P.M., BY CHAIRPERSON LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, July 21, 2015.

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Sheri McKendrick, MMC  
Secretary